

2022



TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

FEBRUARY 15, 2022



TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

REVENUE COLLECTION

Fiscal Year 2022 Final Operating Budget

December 7th 2021 - September 30th 2022

GENERAL FUND REVENUES

SPECIAL ASSESSMENTS - SERVICE CHARGES

| | |
|----------------------------------------------------|---------------------|
| Operations & Maintenance Assmts-On Tax Roll | 0.00 |
| Operations & Maintenance Assmts-Off Tax Roll | 684,016.67 |
| TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES | \$684,016.67 |

CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES

| | |
|-----------------------------------------------------------------|---------------|
| Landowner/Private Contributions | 0.00 |
| TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES | \$0.00 |

OTHER MISCELLANEOUS REVENUES

| | |
|-------------------------------------------|---------------------|
| Miscellaneous GF 001 | 0.00 |
| TOTAL OTHER MISCELLANEOUS REVENUES | \$0.00 |
| TOTAL REVENUES | \$684,016.67 |

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

December 7th 2021 - September 30th 2022

EXPENDITURES - SHARED GF ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

| | |
|---------------------------------------|-----------|
| Supervisor Fees | 10,000.00 |
| District Manager | 20,833.33 |
| District Engineer | 9,500.00 |
| Organizational Meeting/Initial Set up | 4,000.00 |
| Administration Services | 3,750.00 |
| Recording Secretary | 2,000.00 |
| ADA Website Set Up/Compliance | 1,800.00 |
| Website Maintenance | 1,000.00 |
| Accounting Services | 10,000.00 |
| Construction Accounting | 4,500.00 |
| Assessment Roll Preparation | 0.00 |
| Financial & Revenue Collections | 2,625.00 |
| Auditing Services | 0.00 |
| Dissemination Services | 2,083.33 |
| Arbitrage Rebate Reporting | 0.00 |
| Postage, Phone, Faxes, Copies | 500.00 |
| Public Officials Insurance | 2,500.00 |
| Legal Advertising | 3,500.00 |
| Bank Fees | 200.00 |
| Dues, Licenses, & Fees | 175.00 |
| Rentals and Leases | 500.00 |
| Office Supplies | 100.00 |
| Website Maintenance | 1,000.00 |
| Technology Services | 500.00 |
| Miscellaneous Fees | 250.00 |

LEGAL COUNSEL

| | |
|------------------|----------|
| District Counsel | 9,500.00 |
|------------------|----------|

| | |
|----------------------------|--------------------|
| TOTAL ADMINSTRATIVE | \$90,816.67 |
|----------------------------|--------------------|

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

SITE OPERATIONS

December 7th 2021 - September 30th 2022

EXPENDITURES - FIELD OPERATIONS

ELECTRIC UTILITY SERVICES

| | |
|------------------------------------------|---------------------|
| Electric Utility Services - Streetlights | 135,000.00 |
| Electric Utility Services - All Others | 6,000.00 |
| TOTAL ELECTRIC UTILITY SERVICES | \$141,000.00 |

STORMWATER CONTROL

| | |
|---------------------------------|--------------------|
| Aquatic Maintenance | 30,000.00 |
| Aquatic Plant Replacement | 500.00 |
| TOTAL STORMWATER CONTROL | \$30,000.00 |

OTHER PHYSICAL ENVIRONMENT

| | |
|-----------------------------------------|---------------------|
| Property & Casualty Insurance | 22,500.00 |
| General Liability Insurance | 3,200.00 |
| Entry & Wall Maintenance | 2,500.00 |
| Landscape Maintenance | 280,000.00 |
| Irrigation Maintenance | 5,000.00 |
| Landscape Mulch | 40,000.00 |
| Landscape Annuals | 30,000.00 |
| Plant Replacement Program | 15,000.00 |
| Miscellaneous Landscape | 5,000.00 |
| TOTAL OTHER PHYSICAL ENVIRONMENT | \$403,200.00 |

ROAD & STREET FACILITIES

| | |
|-------------------------------------------|-------------------|
| Pavement & Drainage Maintenance | 1,500.00 |
| TOTAL ROAD & STREET FACILITIES | \$1,500.00 |

PARKS AND RECREATION

| | |
|----------------------------------------|--------------------|
| Field Services | 12,000.00 |
| Playground Equipment Maintenance | 1,000.00 |
| Dog Waste Station Service and Supplies | 1,500.00 |
| Holiday Decorations | 0.00 |
| Event Services & Supplies | 500.00 |
| TOTAL PARKS AND RECREATION | \$15,000.00 |

Contingency

| | |
|---------------------------|-------------------|
| Miscellaneous Contingency | 2,500.00 |
| TOTAL CONTINGENCY | \$2,500.00 |

| | |
|------------------------------|---------------------|
| TOTAL SITE OPERATIONS | \$593,200.00 |
|------------------------------|---------------------|

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT SUMMARY

December 7th 2021 - September 30th 2022

| Lot Size | EAU Value | Unit Count | Total EAUs | Debt Service Per Unit | O&M Per Unit | FY 2022 Total Assessment |
|---------------------|-----------|-----------------|-----------------|-----------------------|--------------|--------------------------|
| Multi Family 28' | 0.70 | 155.00 | 108.50 | \$0.00 | \$169.04 | \$169.04 |
| Multi Family 35' | 0.88 | 116.00 | 101.50 | \$0.00 | \$211.30 | \$211.30 |
| Single Family 40' | 1.00 | 104.00 | 104.00 | \$0.00 | \$241.49 | \$241.49 |
| Single Family 50' | 1.25 | 880.00 | 1,100.00 | \$0.00 | \$301.86 | \$301.86 |
| Single Family 60' | 1.50 | 681.00 | 1,021.50 | \$0.00 | \$362.24 | \$362.24 |
| Single Family 65' | 1.63 | 43.00 | 69.88 | \$0.00 | \$392.42 | \$392.42 |
| Single Family 70' | 1.75 | 170.00 | 297.50 | \$0.00 | \$422.61 | \$422.61 |
| Single Family 74' | 1.85 | 16.00 | 29.60 | \$0.00 | \$446.76 | \$446.76 |
| Undeveloped Acreage | 1.00 | 0.00 | 0.00 | \$0.00 | \$0.00 | \$0.00 |
| Subtotal | | 2,165.00 | 2,832.48 | | | |

Notations:

(1) Assessments shown are net of County 2% collection cost and 4% early payment discount.